







## BOOKHAM GROVE

BOOKHAM, KT23 4NS

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**A Beautifully Presented Lodge House  
Ideally Located in the Heart of  
Bookham Village  
No Ongoing Chain**

**Entrance Lobby • Living Room  
Newly Fitted Kitchen  
Galleried Open Plan Landing  
Good Size Double Bedroom  
Luxury Modern Bathroom • Private Garden  
Gas Central Heating • Allocated Parking  
963 Unexpired Lease**

The property is AN ATTRACTIVE AND SPACIOUS ONE BEDROOM LODGE HOUSE situated within the grounds of the highly regarded Bookham Grove Estate. The accommodation which is on two floors comprises an entrance hall, double aspect living room, modern fitted kitchen, a useful deep understairs storage cupboard and on the first floor there is a galleried landing opening to a good size double bedroom with built-in wardrobes and a modern bathroom. The property benefits from gas central heating to radiators with a recently fitted boiler, sealed unit double glazing, newly fitted kitchen and a modern fitted bathroom suite. The house has been decorated throughout and is beautifully presented, in addition, there is no onward chain with this property. An internal inspection is highly recommended and the accommodation with approximate room sizes is as follows.





## GROUND FLOOR

### COVERED ENTRANCE PORCH

with courtesy light, part glazed front door to:

### ENTRANCE HALL

with storage cupboard housing consumer unit, opening to:

**LIVING ROOM** 16'4" × 13' (4.98m × 3.96m)

a double aspect room with radiator, sealed unit double glazed windows, heating thermostat control, useful understairs storage area and deep cupboard, opening to:

**MODERN FITTED KITCHEN** 9'3" × 7' (2.82m × 2.13m)

newly fitted with an excellent range of wall and floor units having gloss white fronted doors with stainless steel bar handles, contrasting work surfaces, inset single bowl stainless steel sink unit, mixer tap, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, plumbing & space for washing machine, built in Cullina stainless steel oven and grill, inset 4 ring gas hob, tiled splashback, extractor/light above, appliance space, display shelf, radiator, sealed unit double glazed window.

## FIRST FLOOR

### LANDING AREA

with access to loft, opening into bedroom.

**BEDROOM** 13' × 12'1" (3.96m × 3.68m)

plus feature rectangular bay window, built-in floor to ceiling double wardrobe with sliding doors, sealed unit double glazed window, radiator, built in storage cupboard.

### MODERN BATHROOM

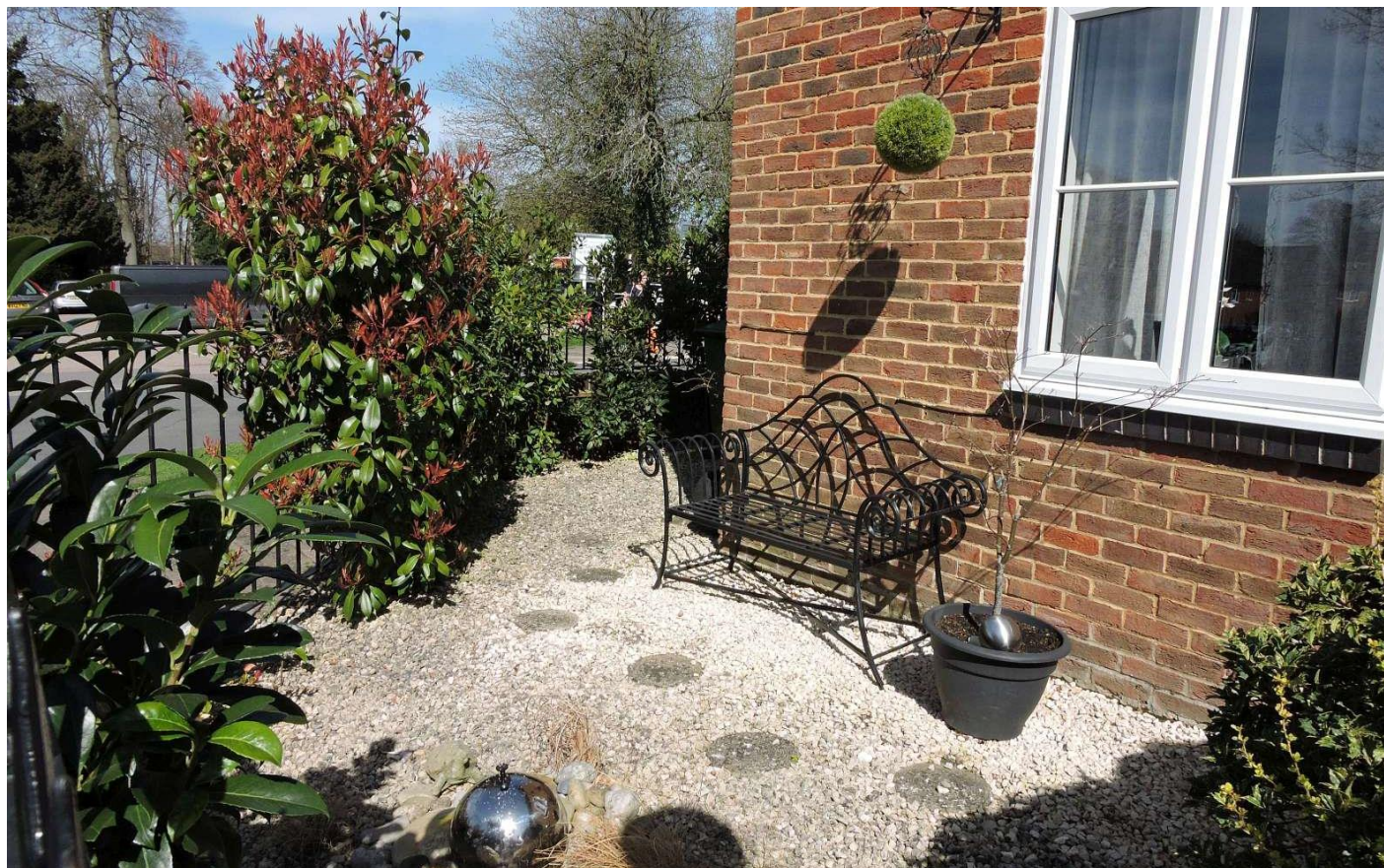
modern white suite comprising panel enclosed bath, thermostatic hand held shower plus rainfall shower, low level w.c., vanity unit, inset wash hand basin, cupboard under, tiled splashback, fitted mirror, Velux window, vinyl floor, chrome plated towel radiator.

## OUTSIDE

### ALLOCATED PARKING

### SMALL PRIVATE GARDEN

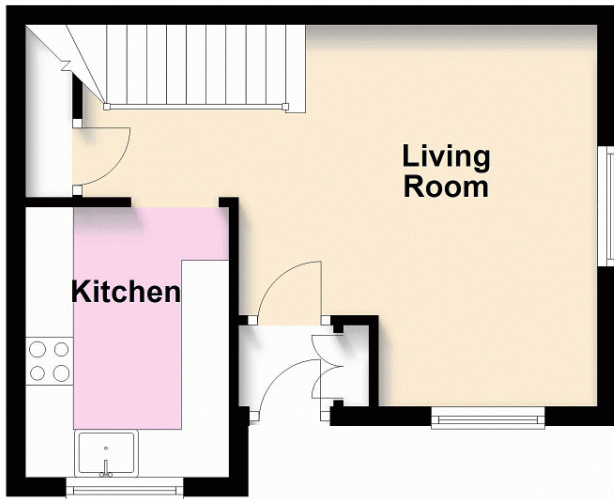
situated to the side of the house, enclosed by wrought iron railings and pedestrian gate, mainly decorative stone with water feature with a variety of mature shrubs, plants and evergreens.





### Ground Floor

Approx. 274.9 sq. feet



### First Floor

Approx. 266.1 sq. feet



Total area: approx. 541.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.  
 Note 2 - Mains gas, electricity, water and drainage are all connected to the property.  
 Note 3 - Mole Valley District Council - Tax Band C. Lease 999 years from 1985.  
 Note 4 - We understand the residents own a share in the management company which owns the Freehold Ground Rent £10 pa. Maintenance approx £1,282.84 pa. To include buildings insurance, window cleaning, use of the Manor House garden including the summerhouse. N.B. There is also a quinquennial service charge of approx £2,500 which includes roof tiling, painting the front door and railings/gate.

**VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP**

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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